



OVERVIEW PROJECT PLAN

Onizuka Air Force Station (AFS) Base Realignment and Closure (BRAC) Project

Project Scope

To enable the City of Sunnyvale, with City Council acting as the Local Redevelopment Authority (LRA), to develop a Reuse Plan for Onizuka AFS. The process and plan will meet BRAC regulations and deadlines.

Phase 1 Project Outcomes

- Official recognition by the Department of Defense (DOD) establishing the City of Sunnyvale as the Local Redevelopment Authority (LRA) for the Onizuka AFS property.
- Apply for grant funding for Reuse planning from the Office of Economic Adjustment (OEA).
- Learn surplus status of Onizuka property designation.
- Preliminary property analysis.
- Form Citizens Advisory Committee (CAC) to advise LRA
- Conduct outreach to homeless assistance providers and public benefit entities, following federal regulations and guidelines.
- Select conceptual reuse alternative(s).

Phase 2 Project Outcomes

- Continue public and stakeholder involvement in base reuse planning through the Citizen's Advisory Committee and other various public outreach activities.
- Reuse Plan developed and submitted to DOD and the Department of Housing and Urban Development (HUD).

Phase 3 Project Outcomes

- Redevelopment strategy implemented based on DOD Record of Decision (ROD).

Specific Project Goals

Phase 1: Part I – Formal Onizuka LRA Designation and Determine Status	<ul style="list-style-type: none"> • Council approved staff recommendation in RTC 05-217 to designate itself LRA for base reuse purposes (Completed Jul. 19, 2005). • Air Force to publish Notice of Availability (NOA). (Due shortly after 2005 BRAC becomes law) [DOD and Federal agencies to have 30 days to submit an Expression of Interest and 60 days to submit an application after NOA.] (Completed Dec. 7, 2005) • Mountain View City Council to approve Sunnyvale acting as the LRA for the Onizuka AFS closure. (Completed Dec. 13, 2005) • Council to adopt a Resolution designating itself as the LRA for the Onizuka AFS property that publicly defines the role of the LRA and establishes guidelines as to its operation. (Completed Jan. 10, 2006) • Letter sent to DOD requesting formal recognition as the sole LRA over the Onizuka AFS property in the 2005 BRAC Report. (Completed Jan. 30, 2006) • Receive formal LRA designation from DOD. (Completed Apr. 6, 2006) • Convene the Onizuka AFS LRA to: Approve the LRA bylaws; select LRA officers; select the LRA executive committee; authorize staff to apply for an Office of Economic Adjustment community base Reuse planning grant; approve the Citizen's Advisory Committee (CAC) 	Estimated date of completion: June 16, 2006
		NOTES: Efforts funded in-part by the California National Emergency Grant.

	bylaws and select two LRA members to serve on the CAC (Completed Apr. 11, 2006) <ul style="list-style-type: none"> • Develop a public communication plan for the BRAC process (Completed Apr. 19, 2006) • Receive determination from DOD on “surplus” status. [Published in Federal Registry May 30, 2006.] • Convene the Onizuka LRA to approve draft ad copy, the process for receiving Notices of Interest (NOIs) and approve the project plan (Completed 5/16). • Onizuka LRA to publish a newspaper advertisement requesting NOIs (Submitted for June 28 publication). • Conduct outreach to homeless assistance providers and public benefit entities, following federal regulations and guidelines • Apply for OEA base reuse planning grant for Phase 1. • Convene the Onizuka LRA Executive Committee to appoint members to the CAC (Completed June 15). • Receive the initial baseline environmental survey and condition reports from DOD. 	
Phase 1: Part II – Homeless Outreach and Convene the Onizuka Citizen's Advisory Committee	<ul style="list-style-type: none"> • Convene the Onizuka CAC to select officers, provide BRAC background and process overview and discuss a detailed project plan (Completed June 29). • Convene CAC to review homeless services evaluation criteria (August 23; LRA review August 29). • Community Outreach on BRAC of Onizuka AFS (workshop with HUD/OCM/CDD on NOI process scheduled for Sept. 13). 	Estimated date of completion: September 30 2006
		NOTES:
Phase 1: Part III – Notices of Interest Received, Preliminary Property Analyses Conducted, and Conceptual Reuse Alternatives Selected	<ul style="list-style-type: none"> • Historic preservation review. • Report on existing zoning, infrastructure and utilities. • Report on existing workforce. • Report on homeless needs to ensure the needs of the homeless are balanced and considered in the reuse alternatives and conduct homeless assistance provider outreach to determine interest. • Report on historic preservation that includes public comment from the focus group. • Report on the preliminary environmental assessment that includes evaluation of the initial baseline environmental survey and condition reports (from DOD). • NOIs in the property are submitted to the Onizuka LRA. (Due Dec. 5) • Convene the CAC to discuss the preliminary assessment staff report (Oct.). • Convene the Onizuka LRA to discuss the preliminary assessment report and public comment with CAC feedback. • Convene the CAC to discuss the report on NOIs received (Jan). • Convene the Onizuka LRA to discuss the report on NOIs received (Jan). • Convene the CAC to review final staff report of 	Estimated date of completion: Week of January 29, 2007
		NOTES:

	<p>conceptual reuse recommendation(s). Receive input from CAC regarding conceptual reuse recommendation(s) (Jan).</p> <ul style="list-style-type: none"> • Convene the Onizuka LRA to provide direction on the conceptual reuse alternative(s) that will be included in the final Reuse Plan (Jan). • Apply for base reuse planning grant for Phase 2. 	
Phase 2: Part I – Draft Reuse Plan	<ul style="list-style-type: none"> • Develop plans for future zoning, infrastructure and utilities that includes future use forecast. • Create a workforce transition plan that includes job creation goals and a future use forecast. • Perform a financial analysis of proposed reuse alternatives. • Perform an economic benefit study. • Create a historic preservation plan. • Perform California Environmental Quality Act (CEQA) review and develop a cleanup plan. • Convene the CAC to discuss the reuse alternative forecasts and planning report (April/June 2007). • Convene the Onizuka LRA to discuss the reuse alternative forecasts and planning report with CAC feedback and to select the proposed “preferred” reuse alternative and method of property disposal. 	Estimated date of completion: July 1, 2007
		NOTES:
Phase 2: Part II – Review and submit the Reuse Plan to HUD and DOD for Review	<ul style="list-style-type: none"> • Onizuka LRA completes the Reuse Plan for the Onizuka AFS property. • Convene the CAC to review the final Reuse Plan and HUD Submission (July/August) • Convene the Onizuka LRA to review the final Reuse Plan and HUD Submission. • Submit the Reuse Plan to both DOD and the HUD. (Statutory due date 9 months from the deadline for NOIs) • Dissolution of CAC 	Estimated date of completion: September 5, 2007
		NOTES:
Phase 2: Part III – DOD and HUD Review of Reuse Plan	<ul style="list-style-type: none"> • HUD reviews the Reuse Plan to determine how the Onizuka LRA has addressed the needs of the homeless in the vicinity of Onizuka AFS. (Statutory 60 day limit to the review period) 	Estimated date of completion: November 4, 2007
		NOTES:
Phase 3: Part I – Record of Decision Issued	<ul style="list-style-type: none"> • DOD reviews the Reuse Plan and issues formal ROD which describes how the base will be transferred and is the formal decision document of the EIS. (Statutory 1 year limit to the review period) 	Estimated date of completion: September 5, 2008
		NOTES:
Phase 3: Part II – Implement Reuse Strategy	<ul style="list-style-type: none"> • Onizuka LRA creates the organizational structure for redevelopment and implementation. • Pre-disposal community actions occur (zoning, financing, redevelopment strategies, etc.). • Negotiate property acquisition. • Other issues as identified. 	Estimated date of completion: January, 2009
		NOTES:

Department Liaisons for Onizuka Air Force Station (AFS) Base Realignment and Closure (BRAC) Project

- CDD – Robert Paternoster and Karen Davis
- DPW – Barbara Keegan
- OCM – Robert Walker and Coryn Campbell
- OCA – Robert Boco
- DED – Laura Caccia and Jeanette Langdell